

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES

DOUG SUTHERLAND  
Commissioner of Public Lands

**PUBLIC AUCTION**  
**REAL PROPERTY FOR SALE**

REAL PROPERTY SALE PAMPHLET NO. 36

The following State-owned real property is to be sold at public auction on the date, time, and place specified in the attached Real Property Sale Notice:

<u>County</u>	<u>App. No.</u>	<u>Minimum Acceptable Bid</u>	<u>Approximate Net Acres</u>	<u>Auction Date</u>
Thurston	02-071482	\$10,240,000	36.5	March 30, 2004

**STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
DOUG SUTHERLAND, COMMISSIONER OF PUBLIC LANDS**

**REAL PROPERTY SALE NOTICE  
Lacey Compound in Thurston County**

Notice is hereby given that at the time and place listed below the following described property, owned by the State of Washington, and managed by the Department of Natural Resources (the "State") will be offered for sale at public auction to the highest bidder.

**Property Description:**

The property is approximately 36.5 acres of prime commercial real estate located at 8410 Martin Way SE in Lacey, Washington. State does not warrant acres contained in this sale.

State property is not subject to real property taxation. After the sale, this property may be subject to a proration of the current year's taxes.

**Sale Location and Time:** Sale will be by oral bid at public auction to be held on:

**Date:           March 30, 2004  
Time:           10 a.m.  
Location:       Room 175  
                  Natural Resources Building  
                  1111 Washington Street SE  
                  Olympia, WA**

**Directions:**

**Southbound:** Take I-5 exit 105A, follow the "State Capitol" lane which parallels the freeway for 1/4 mile

**Northbound:** Take I-5 exit 105, keep to the left, following the "State Capitol" lane

At the second traffic light (Capitol Way, the first light after the tunnel), turn right. Turn right again at the next traffic light (11th Ave.). At the next traffic light (Washington St.), turn right once more. Make the first left into the parking lot of the Natural Resources Building. Visitor parking (VP) is available on Level P1 for \$.50/hour

**Specific Terms and Conditions of Sale (See Memorandum of Auction for complete terms and conditions):**

The minimum acceptable bid is \$10,240,000. Terms are cash only with the option price of \$50,000 due on the day of sale, an earnest deposit of \$250,000 due on the day the option is exercised, and the balance of the purchase price due within thirty days of exercise of the option. The option price shall be payable to the Department of Natural Resources and may be made in cash or by certified check, cashier's check, postal money order or by a bid bond guarantee. If a bid bond is used, Purchaser shall pay the cash equivalent to the State within ten (10) business days of the auction date in cash or by certified check, cashier's check, postal money order, or other method acceptable to the department. The option price shall be submitted at the place of auction prior to the start of auction (before 10 a.m.) on March 30, 2004. The option price deposit will be returned to the unsuccessful bidders at the conclusion of the auction. The earnest deposit for the Purchase Price and balance of the purchase price and all other associated costs shall be paid into escrow as prescribed in the Report of Auction.

At the close of bidding, the successful bidder (the Purchaser) is required to execute a Report of Auction of State Lands. A copy of the Report of Auction is available upon request from the Olympia office or from the Department of Natural Resources website ([www.dnr.wa.gov](http://www.dnr.wa.gov)).

Closing shall be as soon as practical for the State to issue a quitclaim deed from the Governor's office upon confirmation that the entire purchase price has been paid to the State Treasurer's office. If the option is exercised and the Purchaser fails to complete the purchase as required, the State shall retain the earnest deposit and any accrued interest as liquidated damages for the Purchaser's non-performance.

This information about the parcel offered for sale has been obtained from sources considered reliable, but the State makes no warranties with respect to its accuracy.

The terms of the sale are also posted in the Olympia offices of the Department of Natural Resources, and in each County Auditor's office in the State of Washington.

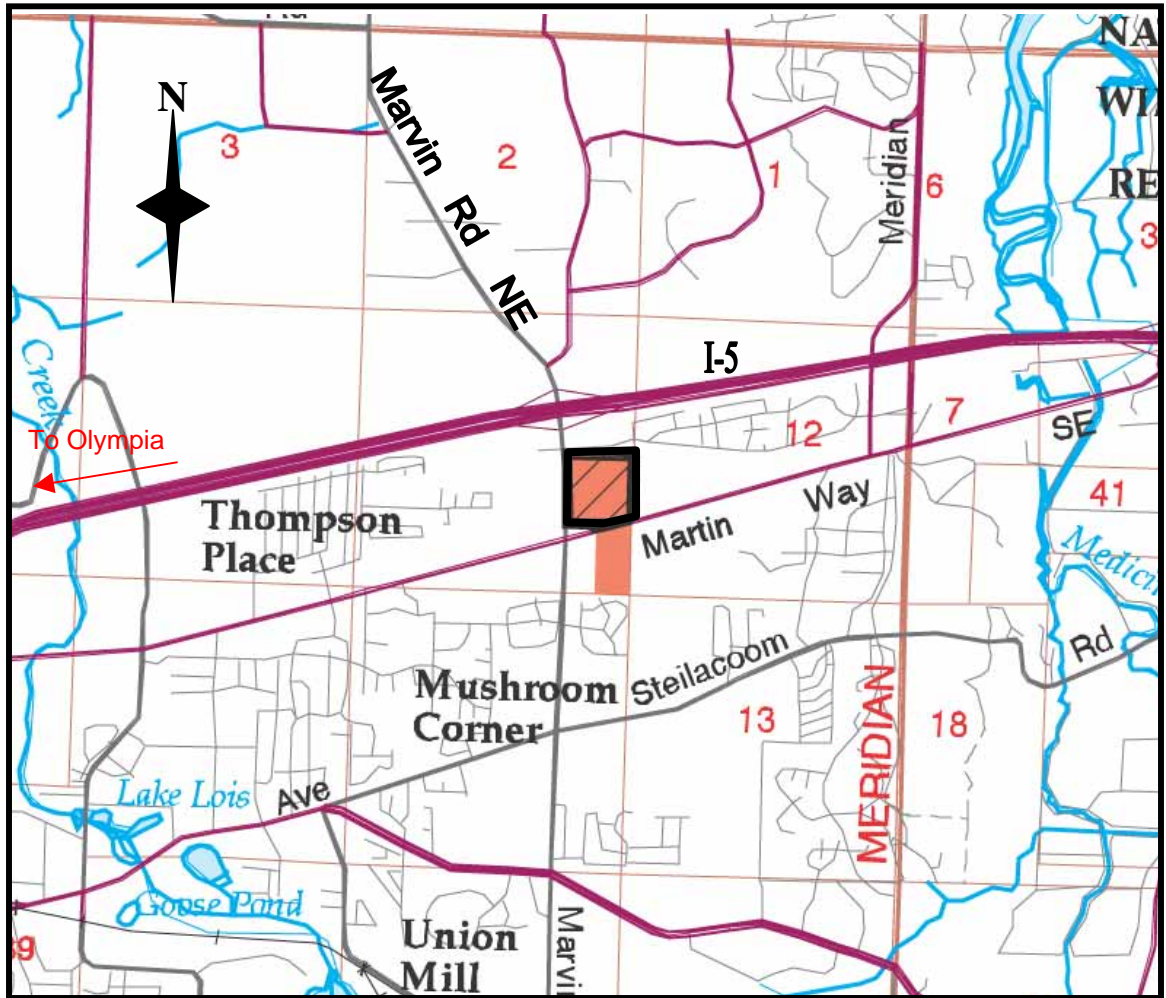
#### **GENERAL BIDDING PROCEDURES FOR PUBLIC AUCTION OF STATE LAND**

- \* The Washington State Department of Natural Resources ("State") does not engage real estate agents in connection with public auction sales.
- \* Bidding is limited to those who have made the required option price deposit, and for those acting as agents, who have also submitted appropriate proof of authority to so act.
- \* All bidding shall be done orally.
- \* The successful bidder's option price deposit will be retained on the day of the auction.
- \* Property is not sold "subject to purchaser obtaining financing." Purchasers must obtain their own financing.
- \* Sale will be awarded to the highest bidder, subject to confirmation by the State under RCW 79.11.175.
- \* Unsuccessful bidders will have their option price deposits returned at the conclusion of the auction sale.
- \* The successful bidder will be required to execute a Report of Auction of State Lands at the time of award of the sale. This document constitutes a Memorandum of Auction.
- \* The State reserves the right to cancel the proposed public auction of any parcel of State-owned property at any time prior to the commencement of the auction.
- \* All sales are governed by the terms and conditions contained in this Real Property Sale Pamphlet and the Memorandum of Auction of Real Estate.

Site visit by appointment only. For further information contact:

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Washington State Department of Natural Resources  
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Olympia, WA 98504-7001  
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E-mail: judy.wilson@wadnr.gov  
Reference: Lacey Compound      Sale Application No. 02-071482

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
LACEY COMPOUND



Washington State Department of Natural Resources

**Lacey Compound**  
**LIMITED LICENSE TO INSPECT PROPERTY**

In consideration for the State granting \_\_\_\_\_ [name of bidder] (“Bidder”) the legal authority to enter the property legally described in the Real Property Sale Notice for the Lacey Compound property in Thurston County hereto (Property) for the purpose of inspecting the Property prior to the auction of the same, the undersigned as principle, or as agent for the principle with full lawful authority to execute this license, agrees to defend, protect, save, and hold harmless the State, its officers, agents, and employees from any and all claims, liens or costs, damages, fees and expenses (including but not limited to attorney's and paralegal's fees, costs and expenses, including costs and fees incurred on appeal and in bankruptcy, as well as consultant's fees and costs) suffered due to the actions of the Bidder and actions of the Bidder's agents or employees in exercising such rights of entry or inspections under this License. The Bidder will be responsible for the payment of any fines or penalties charged against the State or the Bidder, or for any employees or equipment while under the Bidder’s control, employment, or direction. This license limits the inspection rights to visual inspection only; there will not be any invasive testing methods used without additional written authority from the State.

Bidder

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